



**U.S. General Services Administration  
Invitation for Bids**

**SALE OF GOVERNMENT REAL PROPERTY  
POPLAR PLAZA**

**IFB Number SFRAN921170801  
GSA Control No. 9-N-CA-1708-01  
Issued on June 1, 2021**

**Amendment No. 1 Issued on June 10, 2021**

This Property is located at 4665 Lampson Avenue in the City of Los Alamitos, Orange County, California. The site consists of one parcel totaling approximately 12.36 acres and is improved by an 88,000 square foot 2-story commercial building primarily used for commercial office space with an outdoor 387-space parking lot as well as landscaped areas. Bids for the purchase of the Government-owned Property described in the Property Description portion of this Invitation for Bids will be received continuously and will be posted at [RealEstateSales.gov](http://RealEstateSales.gov).

**Auction Summary**

Sale Type: **Online Auction**

Start Date: **Monday, June 21, 2021 at 11:00 am CT**

End Date: Based on Bidding Activity

Starting Bid: **\$16,000.000.00**

Registration Deposit: **\$250,000.00**

Bid Increment: **\$200,000.00**

**Sales Information**

Gina Arias-Arrieta  
415-407-5304  
[PoplarPlaza@gsa.gov](mailto:PoplarPlaza@gsa.gov)

**Online Auction**

[RealEstateSales.gov](http://RealEstateSales.gov)  
Register and submit your bid

**Online Auction Assistance**

Lisa Roundtree  
253-931-7709  
[Lisa.Roundtree@gsa.gov](mailto:Lisa.Roundtree@gsa.gov)

**Send Bid Form and Registration Deposit to:**

U.S. General Services Administration  
Real Property Utilization and Disposal (9PZ)  
Attn: Gina Arias-Arrieta  
(See page 11 for addresses and requirements)

**Property Disposal Web Page:**

[Disposal.gsa.gov](http://Disposal.gsa.gov)  
Click on the State of California

**Inspection Opportunities:**

The Property will be open for inspection by appointment only for registered bidders who have paid the registration deposit of \$250,000.00. (See Inspection Instructions on Pages 5 & 6 for details on site inspection requests.

Interested parties are not to contact the existing tenants for inspections or sale information.

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# PROPERTY DESCRIPTION

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## 1. LOCATION AND SETTING

The subject is located on 4665 Lampson Avenue, at the northwesterly corner of Rose Avenue and Lampson Avenue in the City of Los Alamitos, a suburb of Los Angeles in Orange County and a preeminent place to live in Southern California by offering residents a dense suburban feel with ample restaurants, coffee shops, recreational parks, and outstanding public schools. The Property is approximately 1.5 miles east of Seal Beach Blvd. and one mile west of Valley View Street. There are three major airports conveniently near the city: Long Beach Airport (8 miles), John Wayne Airport (18 miles) and Los Angeles International Airport (26 miles).

## 2. SALE PARCEL DESCRIPTION

The 12.36 +/- acres (approximately 538,402 SF) is rectangular in shape, improved with a one 2-story building (approximately 88,000 SF) built in 1971 and renovated in 1995. The building is primarily used as commercial office space and provides an outdoor 387-space parking lot on the western portion of the site along with landscaped areas surrounding the north, east, and south of the building. The Property is adjacent to the Joint Forces Training Base, Dog Park, and the Naval Base Golf Course is northeast of the subject, the Old Ranch Country Club is west of the subject, and a tract of single-family residential homes is south of the subject.

## 3. LEGAL DESCRIPTION

See Exhibit A of Attachment 1 - Sample Quitclaim Deed on page 26.

## 4. OCCUPANCY OF USE

The Property is currently occupied by West Ed ("Licensee"), a non-profit educational research entity pursuant to a License for Use of Real Property No. OE-071-01 and Education Grant No. OEG-0-5079 (502) signed May 1971 (the "License"). The Property is subject to the License which expires on December 31, 2022. Licensee and their Sub-Licensees will continue to occupy the Property under the terms of the License rent-free. The License and Education Grant, Sub-leases, Estoppel Certificate, and a floor plan are available upon request.

## 5. TAX PARCEL ID (OR ASSESSOR'S PARCEL NO.)

APN: 130-012-35, City of Los Alamitos

Orange County Assessor's Office

12 Civic Center Plaza

Room 143

Santa Ana, CA 92792

(714) 834-2727

<https://www.ocgov.com/gov/assessor>

## 6. UTILITIES & SERVICE PROVIDERS

Procurement of utility service shall be the responsibility of the Purchaser as of the date of conveyance. Bidders are urged to contact utility providers for the local service area. Below are the current utility service providers.

### **Water**

Golden State Water  
(800) 999-4033  
<https://www.gswater.com/>

### **Sewer and Storm**

Drain Rossmoor/Los Alamitos Sewer District  
(562) 431-2223  
<https://www.rlasd.org/>

### **Gas & Electricity**

Southern California Edison  
(800) 655-4555  
<https://www.sce.com/>

### **Solid Waste Disposal**

Republic Services  
(800) 299-4898  
<https://www.republicservices.com/locations>

**THIS SPACE IS INTENTIONALLY LEFT BLANK**

# TERMS OF SALE

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## 1. DEFINITIONS

### a. AUTOMATIC BID

Also known as “bid by proxy” wherein the bidder establishes a person to bid on their behalf at auction up to a certain limit. In the case of online auctions, computers have automated the proxy role and bidders establish their bid limits online and the software answers bid challenges by automatically making the next bid increment up to the proxy limit.

### b. BACKUP BIDDER

The term “Backup Bidder” refers to the bidder, whose bid conforms to the terms and conditions of the IFB, is the second-highest dollar bid at the close of the auction and is determined by the Government to be the second most acceptable bid.

### c. BIDDER(S)

The term “Bidder” or “Bidders” as used herein refers to the offeror or offerors for the purchase of the subject Property and is used interchangeably with “you.”

### d. BID INCREMENT/INTERVAL

The “Bid Increment” is the minimum amount of money required to increase a starting or current bid. “Bid Interval” is the maximum amount of time in which to make a bid before the auction ends. The Bid Interval is also referred to as the Inactivity Period at [RealEstateSales.gov](http://RealEstateSales.gov).

### e. CLOSE TIME

Close Time is stated on the [RealEstateSales.gov](http://RealEstateSales.gov) website in the “Item Information” section and represented by the Time Remaining countdown clock as the time remaining for making bids. **Online auction sales cannot end on Weekends or Federal Holidays**

### f. EARNEST MONEY

The term “Earnest Money” refers to the Bidder’s deposit of money demonstrating the Purchaser’s good faith offer to the Government to fully execute and comply with all terms, conditions, covenants, and agreements contained in any contract resulting from the Government’s acceptance of the Bidder’s offered bid price. Once a bid is accepted by the Government for contract, all prior deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody, accountability, and control of the Government.

### g. FLAT BID

A flat bid is for an amount at least the current bid plus the posted minimum Bid Increment. If the bid is greater than another bidder’s automatic bid, the system will consider this flat bid as the current (winning) bid. If the bid is less than or equal to another bidder’s automatic bid, the system will record the bid, but it will not be considered the current (winning) bid.

### h. GENERAL SERVICES ADMINISTRATION

The term “General Services Administration” (“GSA”) as used herein refers to the United States General Services Administration, a Federal agency conducting this sale in agreement with the United States Department of Education (EDU). EDU has full custody of and all accountability for all matters, known and unknown, concerning the physical, title, and environmental condition of the Property.

### i. GOVERNMENT

The term “Government” as used herein refers to the United States of America and is used interchangeably with “Seller” and “Grantor.”

**j. HIGH BIDDER**

The term “High Bidder” refers to the bidder, whose bid conforms to the terms and conditions of the IFB, is the highest dollar bid at the close of the auction and is determined by the Government to be the most acceptable bid.

**k. INVITATION FOR BIDS**

The term “Invitation for Bids” (“IFB”) refers to this document and the following items that are attached hereto and incorporated herein: The Property Description; Terms of Sale; Instructions to Bidders; Notice and Covenants and/or Special Terms of Sale (if applicable); Bidder Registration and Bid Form for Purchase of Government Property; associated leasebacks (if applicable), Exhibits and Additional Documents. Should the aforementioned documents be modified or supplemented by any addenda or amendments, or replaced by a new issue, issued by the Government prior to the conclusion of the online auction, those modifications, addenda, or amendments, shall be part of the reissued IFB.

**l. PROPERTY**

The term “Property” refers to the property or properties described in the Property Description of this IFB.

**m. PURCHASER**

The term “Purchaser” refers to the bidder whose bid the Government accepts and is used interchangeably with “Buyer” and “Grantee.”

**n. WEBSITE**

The GSA Auctions® website, [GSAAuctions.gov](https://GSAAuctions.gov), has been developed to allow the general public the opportunity to bid electronically on a wide array of Federal assets, including real property. Auctions for real property are offered as a separate asset category at GSA Auctions and can be viewed at [RealEstateSales.gov](https://RealEstateSales.gov). Additional information can also be found at [disposal.gsa.gov](https://disposal.gsa.gov).

**2. DESCRIPTION PROVIDED IN IFB**

The description of the Property, and all other information provided with respect to the Property set forth in the IFB, are based on the best information available to GSA, Real Property Utilization and Disposal (9PZ) and are believed to be correct. Any error or omission, including but not limited to, the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall NOT constitute grounds or reason for nonperformance of the contract of sale, or claim by purchaser for allowance, refund, or deduction from the purchase price. The IFB is made available at [RealEstateSales.gov](https://RealEstateSales.gov) and may be modified and amended by the Government at any time prior to the conclusion of the auction. Bidder agrees and accepts that notices of any changes to the descriptions provided in this IFB are satisfactory when made available on either or both of GSA’s real property disposal websites at [RealEstateSales.gov](https://RealEstateSales.gov) and/or [disposal.gsa.gov](https://disposal.gsa.gov).

**3. INSPECTION**

**An inspection of the Property is available by appointment only for registered bidders, who have paid the registration deposit of \$250,000.00.** Admittance and access onto the Property will be allowed only with a reservation and the presence of a Federal Government representative. The maximum number of participants per group is limited to **four (4)** persons. **Below are available dates and times to request:**

**Wednesday, June 30th, 2021 (10am, 11am, 1pm, 2pm Pacific Time)**  
**Tuesday, July 20th, 2021 (10am, 11am, 1pm, 2pm Pacific Time)**

Bidders are invited, urged, and cautioned to inspect the Property prior to submitting a bid. Photos provided by the Government may not represent the condition or existence of any improvements of the Property and are NOT to be relied upon in place of the Bidder's own inspection. Any maps, illustrations or other graphical images of the Property are provided for visual context and are NOT to be relied upon in place of the Bidder's own inspection. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the auction.

#### **4. CONTRACT**

The IFB and the bid, when accepted by the Government shall constitute an agreement for sale ("Agreement") between the high bidder ("Purchaser") and the Government. Such Agreement shall constitute the whole contract to be succeeded only by the formal instrument(s) of transfer, unless modified in writing and signed by both parties. No oral statements or representations made by, or for, or on behalf of either party shall be a part of such contract. In addition, the Purchaser shall not transfer or assign the Agreement without the express written consent of the Government. Any assignment transaction without such consent shall be void.

#### **5. CONDITION OF PROPERTY**

The Property is offered for sale "**AS IS**" AND "**WHERE IS**" without representation or warranty, expressed or implied. The Purchaser, and Purchaser's successors and assigns, or any party-in-possession of the Property, or any part thereof, further acknowledges that the Government makes no representations or warranty concerning the title, zoning, character, condition, size, quantity, quality, and state of repair of the Property. The Government makes no other agreement or promise to alter, improve, adapt, or repair the Property not otherwise contained herein. Purchaser shall rely solely on its own due diligence and examination of the Property. Purchaser acknowledges that there will be no claims or any allowances or deductions upon grounds that the Property is not in condition or fit to be used for any purpose intended by the Purchaser after the conclusion of the auction. All personal property remaining on the Property will be considered part of the sale and will be conveyed "As-Is/Where-Is" at the time of sale closing as part of the Quitclaim Deed. The Government makes no claims to the condition of these items, their fitness for use, or the amount of items to be included in the sale. An "As Is, Where Is" provision will be included in the Sample Quitclaim Deed and is provided in the Notices and Covenants section.

#### **6. ZONING**

The Property is zoned C-F Community Facilities. The Property is subject to the jurisdiction of the City of Los Alamitos Planning Department. Verification of the present zoning and determination of permitted uses, along with compliance of the Property for any proposed future use, shall be the responsibility of the bidder; and the Government makes no representation in regard to zoning matters. Any inaccuracies or changes in the zoning information shall NOT be cause for adjustment or rescission of any contract resulting from this IFB.

For zoning and development information, including potential use restrictions due to its proximity to the Los Alamitos Joint Training Base, please contact:

Planning Department  
City of Los Alamitos  
3191 Katella Avenue  
Los Alamitos, CA 90720  
(562) 431-3538 ext. 303  
Attn: Tom Oliver

<https://cityoflosalamitos.org/your-government/planning/planning-division>

## **7. RISK OF LOSS**

As of the date of conveyance, the Purchaser shall assume all responsibility for care and handling and all risks of loss or damage to the Property, including but not limited to all buildings and other improvements located thereon, and assume all obligations and liabilities of ownership and no claim for any allowance or deduction upon such grounds will be considered after the conclusion of an auction.

## **8. TAXES, ASSESSMENTS AND OTHER COSTS**

As of the date of conveyance the Purchaser shall assume responsibility for all general and special real and personal property taxes or other assessments which have been or may be assessed on the Property, and for all sums due to be paid by the Government in lieu of taxes, which amount shall be prorated.

## **9. REVOCATION OF BID AND DEFAULT**

Purchaser agrees that bids made to purchase the Property are binding offers and once accepted for contract by the Government, all deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody, and accountability of the Government.

In the event of (1) revocation of a bid after the conclusion of an auction, but prior to acceptance of the high bid by the Government, or (2) in the event of revocation of a bid after notice of acceptance, or (3) in the event of any default by the Purchaser in the performance of the contract of sale created by such acceptance, or (4) in the event of failure by the Purchaser to consummate the transaction, the Purchaser agrees that any Earnest Money and all deposits paid to the Government in any acceptable form, including credit card, together with any payments subsequently made on account, are subject to forfeit by the Purchaser to the Government at the option of the Government as damages for breach of contract, in which event the Purchaser shall be relieved from further liability. Purchaser agrees that all deposits made with credit cards are subject to forfeit upon Government determination of Purchaser's default and breach of contract. Purchaser shall not request retrieval, chargeback, or any other cardholder refund.

Purchaser agrees and understands that a debt to the United States of America subject to claim or collection by applicable Federal law may be created if their Earnest Money is in any way made unavailable to the Government and that any party that knowingly participates in such retrieval or refund may be held fully accountable for interfering with a Government contract.

## **10. GOVERNMENT LIABILITY**

If the Government accepts a bid for the purchase of the Property and (1) the Government fails for any reason to perform its obligations as set forth herein; or (2) title does not transfer or vest in the Purchaser for any reason, although Purchaser is ready, willing, and able to close; or (3) any other contractual claim or cause of action hereafter accrues in favor of Purchaser under the terms of this IFB, Government's liability to Purchaser shall be strictly limited to all amounts of money Purchaser has paid to Government without interest whereupon Government shall have no further liability to Purchaser.

## **11. TITLE EVIDENCE**

Any bidder, at its sole cost and expense, may procure any title evidence that the said bidder desires. The Government will, however, cooperate with the Purchaser or their authorized agent in this transaction, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and Property involved, as it may have available. It is understood and agreed that the Government is not obligated to pay for any expense incurred in connection with title matters or survey of the Property.

## **12. TITLE**

If a bid for the purchase of the Property is accepted, a quitclaim deed or a deed without warranty in conformity with local law and practice will convey the Government's interest. The Government does not pay for or provide title insurance.

### **13. EASEMENTS, ENCROACHMENTS AND RESERVATIONS**

The Property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, railroads and other rights-of-way, and any easements, reservations, rights and covenants reserved by the Grantor herein.

### **14. COVENANT AGAINST CONTINGENT FEES**

The Purchaser warrants that he or she has not employed or retained any person or agency to solicit or secure this contract upon any agreement or understanding for commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the Government the right to annul the contract without liability or in its discretion to recover from the Purchaser the amount of such commission, percentage, brokerage, or contingent fee in addition to the consideration herewith set forth. This warranty shall not apply to commissions payable by the Purchaser upon the contract secured or made through bona fide established commercial agencies maintained by the Purchaser for the purpose of doing business. "Bona fide established commercial agencies" has been construed to include licensed real estate brokers engaged in the business generally.

### **15. CONTINUING OFFERS**

Each bid received shall be deemed to be a continuing offer for sixty (60) calendar days after the close of the online auction until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the sixty (60) calendar days, the consent of the bidder shall be obtained prior to such acceptance.

### **16. TENDER OF PAYMENT AND DELIVERY OF INSTRUMENT OF CONVEYANCE**

Prior to closing, the Purchaser or Purchaser's agent must open an escrow account with an independent, unaffiliated escrow company ("Escrow Holder") to handle the closing. All closing costs, including escrow fees and document handling expenses, shall be borne solely by the Purchaser. As part of the closing, the Government will provide escrow instructions to the Escrow Holder regarding the recording, disposition of proceeds and related matters.

The closing date of the sale is sixty (60) calendar days after acceptance of the bid. Upon written agreement by the Government, the Purchaser may close the transaction prior to the sixty (60) calendar day period.

On the closing date, the Purchaser shall tender to the Purchaser's Escrow Holder the balance of the purchase price in the form of an electronic wire transfer. Upon confirmation that Purchaser's funds have been received by the Purchaser's Escrow Holder, the Government shall deliver the instrument, or instruments to the Purchaser's Escrow Holder for recordation. The Government reserves the right to extend the closing date for a reasonable amount of time.

### **17. DELAYED CLOSING**

Any change to the established closing date is subject to the written approval by the Government. The Government reserves the right to refuse a request for extension of closing. However, if the Government grants an extension, the Purchaser may be required to pay either: (i) a liquidated damages assessment of \$500.00 per day; or (ii) interest on the outstanding balance of the purchase price, whichever is greater, if the closing of the sale is delayed, and the delay is caused, directly or indirectly, by the Purchaser's action or inaction and not by any action on the part of the Government. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance. The Government may impose additional terms and conditions to grant an extension.

## **18. CLOSING COSTS, DOCUMENTARY STAMPS AND COST OF RECORDING**

All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. The Purchaser shall pay all taxes and fees imposed on this transaction and shall obtain at Purchaser's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal, state, and local law.

All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the Purchaser's expense.

Within five (5) business days from receipt of the executed deed, the Purchaser's Escrow Holder shall record the quitclaim deed in the official records of the county. The Purchaser's Escrow Holder shall email GSA a conformed copy of the recorded quitclaim deed within three (3) business days of recording to: [PoplarPlaza@gsa.gov](mailto:PoplarPlaza@gsa.gov).

## **19. OFFICIALS NOT TO BENEFIT**

No member or delegate to the Congress, resident commissioner or Government official shall be admitted to any share or part of the contract of sale or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit. GSA employees are prohibited from bidding on the Property offered in the IFB.

## **20. CAPACITY TO CONTRACT**

Bidders must have the legal capacity to enter into a contract in order to bid and acquire the Property.

## **21. ANTITRUST LAWS**

The contract made by the acceptance of a bid by the Government may be transmitted to the Attorney General of the United States for advice as to whether the sale would tend to create or maintain a situation inconsistent with antitrust laws. The Government may rescind the acceptance of any bid in case unfavorable advice is received from the Attorney General, without liability on the part of the Government other than to return any and all deposits held by the Government without interest.

## **22. COMPLIANCE WITH SECTION 889 PART B**

By signature of the Bidder Registration and Bid Form, bidders hereby certify that their entity is in compliance with Section 889, Prohibition of Certain Telecommunications and Video Surveillance Services or Equipment of the Fiscal Year 2019 National Defense Authorization Act (Pub. L. 115- 232). The bidder represents that it does not use covered telecommunications equipment or services, or use any equipment, system or service that uses covered telecommunications equipment or services. The statute prohibits contracting with an entity that uses certain telecommunications equipment or services produced by the below entities, companies, affiliates, or subsidiaries:

- Huawei Technologies Company
- ZTE Corporation
- Hytera Communications Corporation
- Hangzhou Hikvision Digital Technology Company
- Dahua Technology Company

The prohibition of use of these telecommunications equipment or services applies regardless of whether or not that usage is related to the terms and conditions of this IFB and the certification extends until closing of the transaction as specified herein.

# INSTRUCTIONS TO BIDDERS

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## 1. AUCTION START DATE

The auction opens on **Monday, June 21, 2021 at 11:00 a.m. (Central Time)**.

## 2. TYPE OF SALE

This sale will be an online auction conducted at [RealEstateSales.gov](https://RealEstateSales.gov). The auction will be conducted over a period of time, usually several weeks, as determined by bid activity. The date of the auction close (see Paragraph 10, Auction Close) will be announced at [RealEstateSales.gov](https://RealEstateSales.gov), with at least three business days prior notice. The auction may continue beyond that date as long as bidders continue to submit higher bids. Thus, the bidders determine when the sale closes by their bidding activity.

## 3. BIDS AND TERMS OF SALE

Bids to purchase must be ALL-CASH. Buyers are expected to arrange their own financing and to pay the balance in full by the closing date. No Government credit terms are available. GSA has no information on the availability of private financing or on the suitability of this Property for financing.

## 4. STARTING BID

This auction is being opened with an amount which does not represent the value of the Property but rather provides a reasonable starting point for the online auction. The starting bid will be displayed as the Current Bid. The Government seeks to obtain fair market value for the Property and reserves the right to reject any and all bids.

## 5. BIDDER REGISTRATION AND DEPOSIT

a. Bidder registration is a three-step process:

- (1) Complete Online Registration: Bidders must register online at [RealEstateSales.gov](https://RealEstateSales.gov). Click on "Register", establish a Username and Password, and provide the requested account information. A Username and Password are used to register online and to place bids. The required password must be between six and fifteen characters. You will be asked to read and agree to the terms and conditions of the Website. GSA reserves the right to change the online terms and conditions. A previously registered bidder of [GSAuctions.gov](https://GSAuctions.gov) can login using the established Username and Password. In the event you forget your Username or Password, or both, or are locked out from the system, it is your responsibility to obtain your Username and Password from [RealEstateSales.gov](https://RealEstateSales.gov). GSA staff cannot assist in retrieving a lost or forgotten Username or Password.

[GSAuctions.gov](https://GSAuctions.gov) has implemented Multi-Factor Authentication (MFA) for access to [RealEstateSales.gov](https://RealEstateSales.gov). Every user must register their User ID information if they have not yet set up their MFA. Once registered, you may log in using your email and password and a numeric verification code. This verification code is delivered to you by one of the delivery methods you chose during your registration process. For additional information on MFA, please review the [GSAuctions.gov](https://GSAuctions.gov) Frequently Asked Questions (FAQ) page.

You may register as either an individual or as a company and this information must be the same information provided on the Bidder Registration and Bid Form for Purchase of Government Real Property. Changes to title may be considered after bid acceptance at the discretion of the Government. If you wish to participate as an individual and a representative of a company, you must register separately for each and place bids accordingly.

In accordance with Public Law No. 104-134, Section 31001, the Debt Collection Improvement Act of 1996, the Tax Identification Number (TIN) must be provided by anyone conducting business with the Federal Government, from which a debt to the Government may arise. Individuals cannot successfully register to bid on items without providing a TIN. A TIN is defined as an individual's Social

Security Number (SSN) or business entity's Employer Identification Number (EIN). If you registered as an Individual, your SSN will be validated with your name and address. If you registered as a Company, your business identity's EIN will be validated with your company name and address. The use of an individual's SSN is subject to the Privacy Act of 1974 (5 U.S.C. Section 552a) and will be collected to verify the data submitted by the user.

An authentication process will be conducted to confirm the identity of individuals and companies to prevent potential fraudulent bidding activity and to ensure that bidders are prepared to accept responsibility for their bidding activity, and all submitted bids are valid. **The identity and credit card information you provide at registration is used strictly for authentication purposes. GSA Auctions® does not automatically charge credit cards on file.**

For more information and assistance on the online registration process, please go to <https://realestatesales.gov/html/static/faq.htm>.

- (2) **Complete Registration Form:** Bidders must complete and submit the official Bid Form titled "Bidder Registration and Bid Form for Purchase of Government Real Property" accompanying this IFB. All information and certification requested thereon must be provided. Bidder registration and bids submitted which fail to furnish all information or certifications required may be summarily rejected. The Bid Form should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing the bid. The Bid Form must be signed and dated. Additional bid forms are available upon request or you may photocopy the form in this IFB.
- (3) **Provide Registration Deposit:** A deposit in the amount of **\$250,000** (the "Registration Deposit") must accompany your Bidder Registration and Bid Form. Registration Deposits must be provided in the form of a cashier's check or certified check. Personal or company checks are NOT acceptable and will be returned to the sender. **Checks must be made payable to: "U.S. General Services Administration."**

Only upon verification of your Registration Deposit, will you be allowed to bid.

- b. To complete the bidder registration process, please submit the completed Bidder Registration and Bid Form for Purchase of Government Real Property, along with the required Registration Deposit to:

**Address using FedEx or UPS Courier Service:**

U.S. General Services Administration  
Real Property Utilization and Disposal (9PZ)  
50 United Nations Plaza, Mailroom #0548  
San Francisco, CA 94102  
Attn: Gina Arias-Arrieta  
Phone: 415-407-5304

**Address using U.S. Postal Service:**

U.S. General Services Administration  
Real Property Utilization and Disposal (9PZ)  
50 United Nations Plaza, Mailbox #9  
San Francisco, CA 94102  
Attn: Gina Arias-Arrieta  
Phone: 415-407-5304

**To ensure timely verification of your Registration Deposit, please email: [PoplarPlaza@gsa.gov](mailto:PoplarPlaza@gsa.gov) with an electronic copy of the Bidder Registration and Bid Form and the delivery date and tracking number for the Registration Deposit.**

- c. It is the responsibility of the bidder to ensure that adequate time is available to complete the registration process as described above. The identity authentication process, if unsuccessful, may require a bidder to provide additional information by email for manual verification and may take several business days to complete. Bidders may receive a registration failure notice from [registration@gsa.gov](mailto:registration@gsa.gov). Bidders will need to reply and provide the necessary documentation to be reviewed which may take up to 24-48 hours to validate and approve. The Government makes no representation or guarantee that any additional assistance or time will be provided to complete the registration process. No bidder will be allowed to participate in the sale until the entire registration process is complete.

- d. Registration may occur any time prior to the conclusion of the auction. The Government, however, makes no representation or guarantee that your registration will be completed prior to the announced date and time for the receipt of final bids. Therefore, bidders are encouraged to register before the auction opens.

## 6. BIDDING IN GENERAL

- a. Registered bidders may bid online by following the instructions at [RealEstateSales.gov](https://RealEstateSales.gov). By submitting your bid through [RealEstateSales.gov](https://RealEstateSales.gov), you agree that your bid is a binding offer. You will be legally obligated for any and all bids submitted using your Username and password.

After successful completion of the registration process, users, also known as “Bidders,” are permitted to participate in online auctions. The Bidder Menu provides you with the capability to browse and place bids; track items of interest; follow auctions where bids have been placed; to change your personal information and settings; and to access an easy-to-use online Help Menu.

GSA Auctions® provides up-to-date information on your bidding status. You can check the bidding status by clicking on the Bid History.

- b. Bids received through [RealEstateSales.gov](https://RealEstateSales.gov) are date and time stamped Central Time. The Government will not be responsible for any discrepancies between the time indicated on the Website and the apparent time indicated, displayed, or otherwise stated or represented by a registered bidder.
- c. Bids must be submitted without contingencies.
- d. Bidders that are currently in default status on GSA Auctions®, for non-payment or non-removal of items, will not be allowed to place bids for real property. They will only be allowed to “browse” the items. Once a bidder cures their default, they will be unblocked and be given access to begin bidding on items upon receipt of the required Registration Deposit. For more information, review the GSA Auctions® [Terms and Conditions](#).

## 7. CONTINUOUS BIDDING RESULTS AND AUCTION INFORMATION

Bidders are strongly encouraged to monitor bidding activity at [RealEstateSales.gov](https://RealEstateSales.gov). Bidders may also review bid activity by clicking on the “My Messages” tab once logged in. New bids are immediately posted at [RealEstateSales.gov](https://RealEstateSales.gov) upon receipt. If you no longer have the high bid and the sale has not closed, you can go back to the item and place another bid. Bids cannot be lowered or canceled.

If your bid is not accurately shown on [RealEstateSales.gov](https://RealEstateSales.gov), then you should call GSA at 415-407-5304. Bidders are urged to pay close attention to [RealEstateSales.gov](https://RealEstateSales.gov) which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction that is subject to change. Bidder agrees and accepts that notices of any changes to the terms and conditions of sale or instructions to bidders is satisfactory when made available on either or both of GSA’s real property disposal websites at [RealEstateSales.gov](https://RealEstateSales.gov) and/or [disposal.gsa.gov](https://disposal.gsa.gov).

## 8. ONLINE BIDDING

[RealEstateSales.gov](https://RealEstateSales.gov) allows you to place either a flat or automatic (“proxy”) bid. A flat bid is for an amount at least the current bid plus the posted minimum Bid Increment. If the bid is greater than another bidder’s automatic bid, the system will consider this flat bid as the current (winning) bid. If the bid is less than or equal to another bidder’s automatic bid, the system will record the bid, but it will not be considered the current (winning) bid. The required minimum bid will be specified on the bid screen and once entered it will be displayed as the winning bid unless an automatic bid that is greater than this amount has been placed.

An automatic bid is an amount that you set above the posted minimum bid. [Realestatesales.gov](https://Realestatesales.gov) will use as much of your bid as needed to make you the current winner of the auction or to meet the auction’s reserve price.

The system will automatically apply the minimum Bid Increment up to the total amount bid to make you the current winner of the auction or to meet the auction's reserve price. Your automatic bid amount is not shown to other bidders until it is reached through competitive bidding. You may change your bid amount but not less than the next bid increment amount. If the system reaches your automatic bid limit, it stops bidding for you. Submit another bid if you want to continue bidding. If you selected to receive e-mail notifications during registration, the system will notify you if you are no longer holding the winning bid. You can submit another flat bid or reset your automatic bid amount if you want to continue bidding. Your automatic bid is not shown to other bidders. If a reserve price is set, [RealEstateSales.gov](https://www.RealEstateSales.gov) will use as much of your bid as needed to meet the reserve price.

If a bidder places a bid with the same automatic bid amount as another bidder, the previous (first) bidder will have the high bid since their bid was placed first. Both bids are recorded with the same amount, displaying the first bidder with the same amount as high bidder, until another bidder bids higher.

When two automatic bids compete, the greater of the two always wins. If the greater automatic limit does not exceed the lesser automatic limit by the full stated Bid Increment, then the greater automatic limit bid is placed. You may increase or decrease your automatic bid limit at any time. You cannot decrease your automatic bid below the current bid. If you are currently the winner in an auction, increasing your automatic bid will not increase your current bid until challenged by another bid. Changing your automatic bid may affect the indicated time remaining.

If you learn from [RealEstateSales.gov](https://www.RealEstateSales.gov) that your bid was not the high bid, or if another bidder exceeds your previous high bid, you may increase your bid at [RealEstateSales.gov](https://www.RealEstateSales.gov) until such time as bidding is closed. Increases in previously submitted bids are welcome and your Registration Deposit will apply to subsequent increased bids. All increased bids must be made online. **The Government reserves the right to modify the Bid Increment at any time prior to the close of the auction.**

## 9. TRANSMISSION AND RECEIPT OF BIDS

The Government will not be responsible for any failure attributable to the inability of the bidder to transmit or the Government to receive registration information, bid forms or a bid by any method. Failure to receive registration information, bid forms or a bid may include, but is not limited to the following:

- a. Receipt of a garbled or incomplete bid.
- b. Availability or condition of the sending or receiving electronic equipment.
- c. Incompatibility between the sending and receiving equipment and software.
- d. Malfunctioning of any network, computer hardware or software.
- e. Delay in transmission or receipt of a bid.
- f. Failure of bidder to properly identify the bid.
- g. Security of bid data.
- h. Inability of bidder to enter bid. For example: due to lost or forgotten password or system lock due to repeated login failures.
- i. Unavailability of GSA personnel.

If your bid is not accurately shown or you cannot enter a bid at [RealEstateSales.gov](https://www.RealEstateSales.gov) then you should call GSA at 415-407-5304 for assistance.

The Website will NOT be available during the following system maintenance windows:

- Saturday: 5:00 a.m. to 8:00 a.m. Central Time
- Sunday: 6:00 a.m. to 10:00 a.m. Central Time

Occasionally, technical problems will interrupt the bidding process for an unspecified amount of time. These interruptions may affect some or all bidders. In the event of an interruption, an evaluation of the length of interruption time and the numbers of bidders affected may prompt GSA Auctions<sup>SM</sup> to extend the closing time for an auction. Extension may range from 1 hour to 24-hours based on the aforementioned criteria, to insure fair and full competition. An email notification will be sent to those bidders who participated in these auctions when they are extended.

**10. CLOSE OF AUCTION**

- a. Posting of the Close of Auction. The Government will post on [the Website](#) the date and time on which the auction is anticipated to close (shown on the Website as “Close Time”). This posting is typically at least three (3) business days prior to the posted Close Time. The Website will also show the days, hours and minutes remaining until the Close Time (shown on the Website as “Time Remaining”).
- b. Inactivity Period and Closing of Auction. When the Close Time is posted, a twenty-four (24)-hour inactivity period is established (shown on the Website as the “Inactivity Period”) and is posted under the “Bidding Details” tab of the Website. Note that the Website shows the Inactivity Period in minutes with 24 hours represented as 1440 minutes. In order for the Auction to close, the High Bid must remain unchanged for the Inactivity Period. Each time a new High Bid is received within the Inactivity Period or if the maximum amount that a Bidder is willing to pay for the Property under a proxy Bid is changed within the Inactivity Period, the Auction will automatically extend for an additional 24-hour Inactivity Period. The Time Remaining and Close Time will adjust accordingly. If the High Bid remains unchanged for the full Inactivity Period, the Auction will close.
- c. Exceptions for Weekends and Holidays. Notwithstanding the foregoing, **online auction sales cannot end on Weekends or Federal Holidays.** Therefore, if the posted Inactivity Period extends into a Weekend or Federal Holiday, which the Website defines as the time between: (i) 12:00 am on Saturday until 11:59 pm on Sunday; or (ii) the 24-hour period between 12:00 am to 11:59 pm on any Federal Holiday, the Auction will automatically extend to the same time on the first business day following the Weekend or Federal Holiday. **Examples are in the table below.** Federal Holidays are listed here [List of Federal Holidays](#).

Bid made on	New closing time
Friday at 9:00 p.m. Central Time	Monday at 9:00 p.m. Central Time
Saturday at 11:30 a.m. Central Time	Monday at 11:30 a.m. Central Time
Sunday at 4:40 p.m. Central Time	Monday at 4:40 p.m. Central Time

Bidders are responsible for monitoring the Website for the posting and any changes to the Close Time, the Inactivity Period, and the Time Remaining.

**11. ACCEPTABLE BID**

An acceptable bid is one received from a responsible bidder, whose bid, conforming to this IFB, will be most advantageous to the Government.

**12. BID EXECUTED ON BEHALF OF BIDDER**

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

If the bidder is a corporation, the Certificate of Corporate/Organization Bidder, included in this IFB, must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid form and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute bids on behalf of the partnership. The name(s) and signature(s) of the designated bidder(s) must be included on the Bidder Registration and Bid Form.

If the bidder is a limited liability company, a certificate of the LLC must be completed and executed by the manager and submitted with the Bidder Registration Form. The Certificate of Corporate/Organization Bidder form may be used for this purpose.

### **13. NOTICE OF ACCEPTANCE OR REJECTION**

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed, mailed, or e-mailed to the bidder or their duly authorized representative at the fax number physical address or e-mail address indicated on the Bid Form. The processing of a registration deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof for any reason.

### **14. AUCTION SUSPENSION OR CANCELLATION**

The Government reserves the right to temporarily suspend or cancel the auction for any reason without accepting a bid and resume the auction or start a new auction at any time. In the event of a temporary suspension due to technical problems, or other bidding issues, the Government will determine the high bidder and the high bid amount; re-open bidding and allow the auction to proceed according to the bidding terms described herein. The Government reserves the right to cancel the sale at any time and Registration Deposits will be returned to bidders without interest or further obligation by the Government.

### **15. INCREASE OF EARNEST MONEY AND TRANSACTION CLOSING**

Within five (5) business days of acceptance of a bid by the Government, the Purchaser agrees to deposit an additional amount, if required, in the form of an electronic wire transfer, which when added to the Registration Deposit, will equal at least ten percent (10%) of the total bid. Failure to provide these funds will result in a default and forfeiture of the Registration Deposit.

Upon written acceptance of a bid, the Earnest Money shall be applied towards payment of the Purchaser's obligation to the Government. The full balance of the purchase price in the form of an electronic wire transfer is payable within sixty (60) calendar days after acceptance of bid. At the time of closing, all monies paid by the Purchaser will be credited, without interest, toward the total purchase price.

### **16. REFUND OF REGISTRATION DEPOSITS**

Registration Deposits accompanying bids that are rejected will be refunded to bidders without interest. Bidders who provided Registration Deposits by check will receive their check by mail. Refunds will only be processed to the same individual or entity identified on the Bidder Registration and Bid Form for Purchase of Government Real Property. Registration Deposits received from the second highest bidder will be held as stipulated in Paragraph 17, Backup Bidder. All other Registration Deposits will be mailed to Bidders for refunds after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder.

## **17. BACKUP BIDDER**

The second-highest bidder will be the Backup Bidder. The bid of the Backup Bidder may be considered for acceptance for the duration of Continuing Offer period described in Terms of Sale, Paragraph 15, Continuing Offers, if: 1) the original High Bidder is unable to fully complete the transaction according to the terms and conditions of the IFB; or 2) if the original High Bidder fails to provide the required 10% of the purchase price as Earnest Money. The Bidder identified as the Backup Bidder agrees that their Bid remains a bona fide offer with which their Registration Deposit may be retained without interest, until the High Bidder provides the 10% Earnest Money or completes the transaction or both, at the Government's discretion. During the Continuing Offer period, the Bidder identified as the Backup Bidder agrees that they will not request retrieval, chargeback or any other cardholder refund and understands that a debt to the United States of America may be created if their deposits are in any way unavailable to the Government to which any party that participates in such chargeback or refund may be held accountable as provided in Terms of Sale, Paragraph 9, Revocation of Bid and Default. When the Backup Bidder is converted to the High Bidder, all terms, conditions, and agreements described in the IFB are applicable to the successful bidder.

The Registration Deposit of the Backup Bidder will be returned as described in Paragraph 16, Refund of Registration Deposits, if the Backup Bidder is not converted to the High Bidder. In the event that the Government is unable to complete the transaction with the highest or backup bidder, the Government reserves the right to consider the remaining bid(s) and accept a bid that is in the best interest of the Government.

## **18. ADDITIONAL INFORMATION**

GSA will provide additional copies of this IFB and make every effort to answer requests for additional information concerning the Property to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions, and requirements contained in this IFB and any amendments made thereto prior to bid acceptance. Bidders may also review the information pertaining to the Property at [disposal.gsa.gov](https://disposal.gsa.gov) or [RealEstateSales.gov](https://RealEstateSales.gov).

## **19. WAIVER OF INFORMALITIES OR IRREGULARITIES**

The Government may, at its election, waive any minor informality or irregularity in bids received.

**THIS SPACE IS INTENTIONALLY LEFT BLANK**

# NOTICES AND COVENANTS

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## 1. ENVIRONMENTAL DOCUMENTATION

The Government has the following reports for informational purposes only and are available under “Additional Documents” at [RealEstateSales.gov](https://www.RealEstateSales.gov) or [disposal.gsa.gov](https://www.disposal.gsa.gov).

- Phase I Environmental Site Assessment Report, dated May 2016.

## 2. AS-IS, WHERE-IS PROVISION

The Property is offered for sale “AS IS” AND “WHERE IS” without representation or warranty, expressed or implied. An “As Is, Where Is” provision will be included in the Quitclaim Deed in substantially the same form and is provided in Attachment 1- Sample Quitclaim Deed

## 3. HAZARDOUS SUBSTANCE NOTIFICATION

Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. §9620(h)(3), the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property. The requisite CERCLA notices and covenant will be included in the Quitclaim Deed in substantially the same form and is provided in Attachment 1 - Sample Quitclaim Deed.

## 4. NOTICE OF POTENTIAL PRESENCE OF ASBESTOS

The Government informs the Purchaser, and the Purchaser acknowledges that asbestos and/or asbestos containing materials (ACM) may contain and are otherwise presumed to exist in buildings, utilities, and structures on the Property. A Notice will be included as set forth in Attachment 1 - Sample Quitclaim Deed.

## 5. NOTICE OF POTENTIAL PRESENCE OF LEAD-BASED PAINT (LBP)

Notice of the presence of lead-based paint will be included in the Quitclaim Deed and is provided in Attachment 1 – Sample Quitclaim Deed.

## 6. NOTICE OF ABOVE GROUND STORAGE TANK (AST)

The Property contains one 1,500-gallon diesel above ground storage tanks in support of a back-up generator located on the western portion of the building erected by the Licensee.

**BIDDER REGISTRATION AND BID FORM FOR PURCHASE OF  
GOVERNMENT REAL PROPERTY**

**POPLAR PLAZA**  
4665 Lampson Avenue  
Los Alamitos, CA 90720  
IFB #: SFRAN921170801  
Registration Deposit: \$250,000.00

USERNAME: \_\_\_\_\_  
(as established at RealEstateSales.gov)

**Bidder Information:** Please print or type legibly.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State : \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone : (        ) \_\_\_\_\_ Fax: (        ) \_\_\_\_\_  
Email: \_\_\_\_\_

BIDDER REPRESENTS THAT HE/SHE OPERATES AS (check which applies) see Instructions to Bidders, Paragraph 12, Bid Executed on Behalf of Bidder for instructions:

- An individual \_\_\_\_\_
- A partnership consisting of \_\_\_\_\_
- A trustee, acting for \_\_\_\_\_

**THE FOLLOWING MUST PROVIDE THEIR CERTIFICATE OF CORPORATE/ORGANIZATION BIDDER – SEE NEXT PAGE**

- A limited liability partnership consisting of \_\_\_\_\_
- A corporation, incorporated in the State of \_\_\_\_\_
- A limited liability company \_\_\_\_\_
- Other \_\_\_\_\_

**Registration Deposit**

By certified or cashier's check made payable to the **U.S. General Services Administration**

**Certification and Authorization**

The undersigned bidder hereby offers and agrees to purchase the Property as described in the accompanying Invitation for Bids (IFB) for any bids placed online by the undersigned and if any bid is accepted by the Government within sixty (60) calendar days after the auction close date. This Bid Form is made subject to the terms of IFB No. SFRAN921170801 including the Property Description, Terms of Sale, Instructions to Bidders, Notices and Covenants, Bidder Registration and Bid Form For Purchase of Government Real Property, and any associated amendments to the IFB, all of which are incorporated herein and by reference made a part of any bid placed online at [RealEstateSales.gov](http://RealEstateSales.gov). In the event the bidder is not the Purchaser, the Registration Deposits will only be refunded as specified in the IFB. Information collected herein is governed by the Privacy Act of 1974 (5 U.S.C. Section 552a) and is being collected to register a bidder for the sale of Government property.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Submit Registration Form with Registration Deposit to:**

Mailing Address using FedEx or UPS Courier Service:  
U.S. General Services Administration  
Real Property Utilization & Disposal (9PZ)  
50 United Nations Plaza, Mailroom #0548  
San Francisco, CA 94102  
Attn: Gina Arias-Arrieta  
Phone: (415) 407-5304

Mailing Address using U.S. Postal Service:  
U.S. General Services Administration  
Real Property Utilization & Disposal (9PZ)  
50 United Nations Plaza, Mailbox #9  
San Francisco, CA 94102  
Attn: Gina Arias-Arrieta  
Phone: (415) 407-5304

**Email courier tracking number and this completed form to: [PoplarPlaza@gsa.gov](mailto:PoplarPlaza@gsa.gov)**

**CERTIFICATE OF CORPORATE/ORGANIZATION BIDDER**

For use with Bidder Registration and Bid Form for Purchase of Government Real Property  
(see Instructions to Bidders, Paragraph 12, Bid Executed on Behalf of Bidder for Instructions)

**POPLAR PLAZA**  
**4665 Lampson Avenue, Los Alamitos, CA 90720**  
**IFB #: SFRAN921170801**

This Form must be signed by someone other than the Bidder, unless the Bidder is the sole authorized representative of the Corporation/Organization.

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
(Secretary or Other Title)

of the Corporation/Organization named as bidder herein; that \_\_\_\_\_,  
(Name of Authorized Representative)

who signed this Bid Form for Purchase of Government Property on behalf of the bidder was then

\_\_\_\_\_ of said Corporation/Organization; that said bid was duly  
(Official Title)

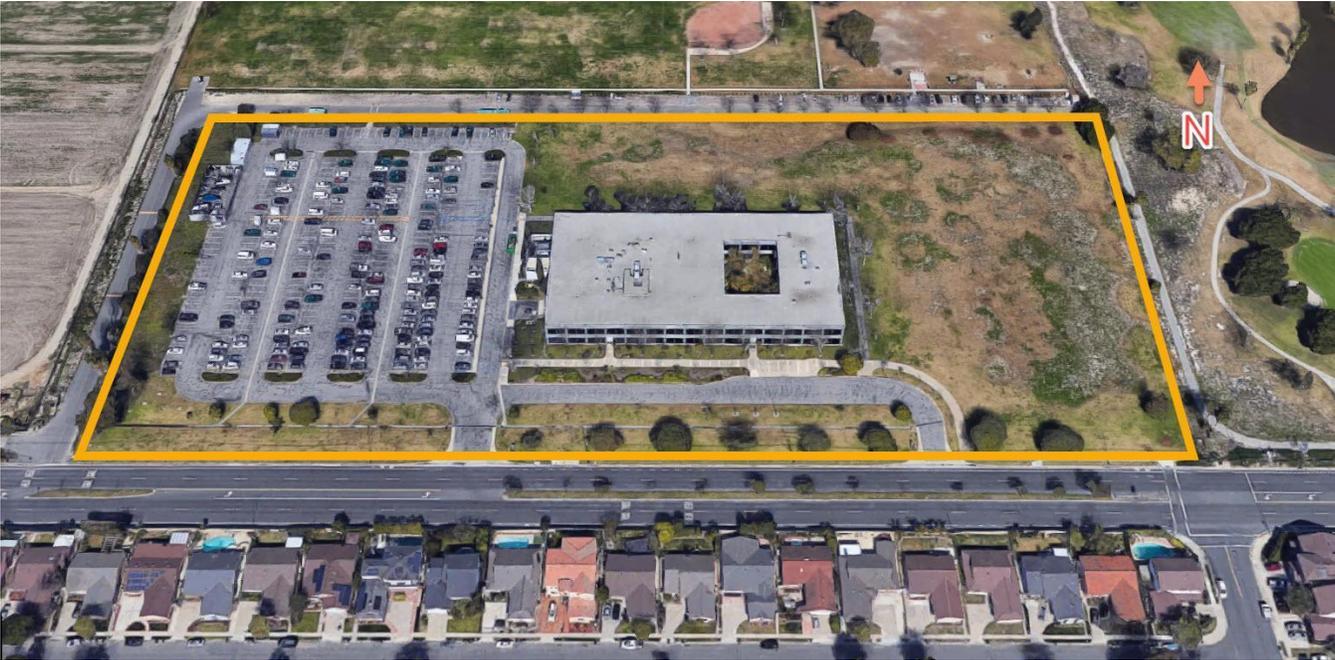
signed for and on behalf of said Corporation/Organization by authority of its governing body and is within the scope of its corporate/organization powers.

\_\_\_\_\_  
(Signature of Certifying Officer/Manager)

(Corporate Seal Here, if applicable)

# SITE AERIAL VIEW – POPLAR PLAZA

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# ATTACHMENT 1 – Sample Quitclaim Deed

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**RECORDING REQUESTED BY:**

U.S. General Services Administration  
50 United Nations Plaza  
Room 4365, Mailbox 9  
San Francisco, CA 94102

**WHEN RECORDED, MAIL DOCUMENT  
AND TAX STATEMENT TO:**

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SPACE ABOVE LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

**ORANGE COUNTY**

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, (herein referred to as "GRANTOR"), under and pursuant to the powers and authority contained in the provisions of Public Law 114-287, the Federal Assets Sale & Transfer Act of 2016 (FASTA) and Title 40 U.S. Code, Chapter 5, et seq., as amended, and regulations and orders promulgated thereunder, and \_\_\_\_\_, (herein referred to as "GRANTEE").

NOWHEREFORE, the GRANTOR, for consideration of \_\_\_\_\_ (\$\_\_\_\_\_), the receipt and sufficiency of which is hereby acknowledged, and by these presents does hereby remise, release, and quitclaim to the GRANTEE, and to its successors and assigns, all of its right, title and interest in all of that certain real property (herein referred to as "PROPERTY"), more commonly known as Los Alamitos Parcel located at 4665 Lampson Avenue, City of Los Alamitos, Orange County, State of California with Assessor's Parcel Number 130-012-35, more particularly described in Exhibit A - Legal Description, attached hereto and made a part hereof.

**THE CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

- 1. GRANTEE** covenants and agrees that the conveyance is subject any and all existing covenants, conditions, reservations, easements, restrictions, right-of-way, rights, agreement, encumbrances, recorded or unrecorded, and to the reservations, rights and covenants set forth herein.

## 2. HAZARDOUS SUBSTANCE NOTIFICATION

A. **NOTICE OF HAZARDOUS SUBSTANCE ACTIVITY.** Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C.§9620(h)(3)(A)(i)), and based upon a complete research of agency files, the UNITED STATES OF AMERICA gives notice that no hazardous substances have been released or disposed or stored for one year or more on the Property.

B. **CERCLA COVENANT.** GRANTOR warrants that all remedial action necessary to protect human and health and the environment has been taken before the date of this conveyance. GRANTOR warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

(1) This covenant shall not apply:

- (a) any a case in which GRANTEE, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; **OR**
- (b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the GRANTEE, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
  - (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; or
  - (ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event GRANTEE, its successor(s), or assign(s), seek to have GRANTOR conduct any additional response action, and, as a condition precedent to GRANTOR incurring any additional cleanup obligation or related expenses, the GRANTEE, its successor(s), or assign(s), shall provide GRANTOR at least 45 days written notice of such a claim. In order for that 45-day period commence, such notice must include credible evidence that:

- (a) The associated contamination existed prior to the date of this conveyance; and
- (b) The need to conduct any additional response action or part thereof was not the result of any act or failure to act by the GRANTEE, its successor(s) or assign(s), or any party possession.

C. **ACCESS RESERVATION.** Grantor reserves a right of access to all portions of the Property, for purposes of environmental investigation, remediation, or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to GRANTOR. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right

(upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses, or remedial actions, shall be coordinated with the record title owner, and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

### **3. AS-IS, WHERE IS PROVISION**

**(a)** GRANTEE agrees and acknowledges that GRANTOR is selling the PROPERTY strictly on an “as is, where is”, with all faults basis, without warranty, express or implied, with any and all latent and patent defects. GRANTEE acknowledges that GRANTOR has made the PROPERTY available for inspection by GRANTEE and GRANTEE’s representatives. GRANTEE has inspected, or will have inspected prior to closing, the physical condition of the PROPERTY to the extent felt necessary by GRANTEE, including all improvements thereon, and accepts title to the same “as is” in its existing physical condition. GRANTEE acknowledges that it is not relying upon any representation, warranty statement or other assertion of the United States of America, as GRANTOR, including its agencies or any official, agent representative or employee of the foregoing, with respect to the PROPERTY’s conditions. except as set forth in the contract, GRANTEE is relying solely and wholly on GRANTEE’s own examination of the PROPERTY, is fully satisfied with the PROPERTY, and accepts any liabilities or costs arising in connection with the condition of the PROPERTY, including, but not limited to any costs or liabilities pertaining to any environmental condition on the PROPERTY. Except as set forth in Section C, below, the United States of America and its agencies disclaim any and all express or implied warranties and specifically make no warranties of title, habitability, merchantability, suitability, fitness for any purpose, or any other warranty whatsoever. GRANTEE is put on notice that any prior grant and/or encumbrance may be of record and GRANTEE is advised to examine all public records available regarding the PROPERTY.

**(b)** No employee or agent of Grantor is authorized to make any representation or warranty as to the quality or condition of the Property, merchantability, suitability or fitness of the Property for any use whatsoever, known or unknown to Grantor, or compliance with any environmental protection, pollution or land use laws, rules, regulations, orders, or requirements including, but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any hazardous waste or substance. In no event shall Grantor be responsible or liable for latent or patent defects or faults, if any, in the Property or for remedying or repairing the same including, without limitation, defects related to asbestos or asbestos containing materials, lead, lead-based paint, underground storage tanks, mold, radon or hazardous or toxic materials, chemicals or waste, or for constructing or repairing any streets, utilities or other improvements shown on any plat of the Property.

**(c)** Nothing in this “as is, where is” provision will be construed to modify or negate the Grantor’s obligation under the CERCLA covenant or any other statutory obligations.

#### **4. NOTICE OF THE POTENTIAL PRESENCE OF ASBESTOS**

**(a)** The Grantee is advised that the Property may contain asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers, and which can result in disability or death.

**(b)** Grantee is invited, urged, and cautioned to inspect the Property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto prior to conveyance. The Grantor will assist Grantee in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Grantee shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos hazards, or concerns.

**(c)** No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any bidder (offeror) to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.

**(d)** The description of the Property set forth in this conveyance document and any other information provided therein with respect to said Property is based on the best information available to the disposal agency and is believed to be correct, but an error or omission, including but not limited to the omission of any information available to the agency having custody over the Property or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of sale, or any claim by the Purchaser against the Government including, without limitation, any claim for allowance, refund, or deduction from the purchase price.

**(e)** The Grantor assumes no liability for damages for personal injury, illness, disability or death, to the Grantee, or to the Grantee's successors, assigns, employees, invitees, licensees, or any other person subject to Grantee's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this conveyance, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.

**(f)** The Grantee further agrees that in its use and occupancy of the Property it will comply with all Federal, state, and local laws relating to asbestos.

**5. NOTICE OF THE POTENTIAL PRESENCE OF LEAD-BASED PAINT FOR NONRESIDENTIAL REAL PROPERTY CONSTRUCTED PRIOR TO 1978.** GRANTEE is put on notice that the PROPERTY has buildings built prior to 1978 and is thereby notified that such property may present exposure to lead from lead-based paint. Moreover, GRANTEE covenants and agrees, for itself and its assigns, that in its use and occupancy of the PROPERTY it will comply with all applicable Federal, State and local laws relating to lead-based paint; and that GRANTOR assumes no liability for damages for personal injury, illness, disability or death to the GRANTEE, its successors or assigns, or any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with lead-based paint on the PROPERTY described in the Quitclaim Deed, whether GRANTEE, its successors or assigns has properly warned or failed to properly warn the individual(s) injured. GRANTEE further agrees to indemnify, defend and hold harmless the GRANTOR from any and all loss, judgment, claims, demands, expenses or damages, of whatever nature which might arise or be made against the United States of America, due to, or relating to the presence of lead-based paint hazards on the PROPERTY; GRANTEE covenants and agrees that it will comply with all Federal, State, local, and any other applicable law(s) regarding the lead-based paint hazards with respect to the PROPERTY.

**SAID PROPERTY** transferred hereby, totaling approximately 12.36 +/- acres of land and improvements, was duly determined to be surplus to the needs and requirements of the United States of America, and was assigned to the General Services Administration for disposal contained in the provision of Public Law 114-287, the Federal Assets Sale & Transfer Act of 2016 (FASTA) and Title 40 U.S. Code, Chapter 5, et seq., as amended, and regulations and orders promulgated thereunder

**IN WITNESS WHEREOF**, the GRANTOR has caused this indenture to be executed and accepted as of the day and year first written above.

**UNITED STATES OF AMERICA  
Acting by and through the  
ADMINISTRATOR OF GENERAL SERVICES**

**BY:**

\_\_\_\_\_  
David Haase  
Director and Contracting Officer  
Office of Real Property Utilization and Disposal  
U.S. General Services Administration

# **EXHIBIT A - LEGAL DESCRIPTION**

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**POPLAR PLAZA  
4665 Lampson Avenue  
Los Alamitos, California**

The land referred to herein below is situated in the City of Los Alamitos, in the County of Orange, state of California, and is described as follows:

All that certain real property situated in the county of los Angeles, state of California, described as follows:

That portion of the northeast quarter of Section 32, Township 4 south, Range 11 west, in the rancho Los Alamitos, in the City of Los Alamitos, County of Orange, State of California, as per map filed in decree of partition in the superior court of Los Angeles County, State of California, case no. 13527, a certified copy of the final decree of said case having been recorded February 2, 1891 in book 14, page 31 of deeds of said Orange County, described as follows:

Beginning at the centerline intersection of Lampson Avenue and Rose Street as per map of tract no. 5961, in the City of Seal Beach, County of Orange, State of California, recorded in book 217, pages 41 through 44, inclusive of miscellaneous maps, records of said Orange County; thence North 0° 11' 35" East 40.00 feet to the true point of beginning, said point also being in the south line of said northeast quarter and distant North 89° 48' 25" West 842.72 feet from the southwesterly corner of the land described in quitclaim deed recorded July 13, 1965 in book 7590, page 539 of official records of said Orange County; thence along said south line North 89° 48' 25" West 1077.44 feet; thence North 0° 11' 35" East 500.00 feet; thence South 89° 48' 25" East 1077.44 feet; thence South 0° 11' 35" West 500.00 feet to the true point of beginning.

APN: 130-012-35

## CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Date Name and Title of the Officer

personally appeared \_\_\_\_\_,  
Name(s) of Signer (s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

(Notary Public Seal)